



Felday Road

London | SE13 7HJ





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Guide Price £775,000 - £800,000

Freehold

Beautifully presented 5 bedroom 2 bathroom extended Edwardian house, located in a quiet residential street close to excellent transport links.

This stunning family home briefly comprises a bay fronted through reception with log burner, opening to utility room and downstairs cloakroom, large kitchen diner with underfloor heated terracotta floor tiles, door to landscaped rear garden, the first floor offers three good sized bedrooms and a family bathroom with freestanding roll top bath, extension into the loft offers a further two bedrooms and shower room.



Interior

ENTRANCE HALL: Entrance door with stained glass panels, double panel radiator, fully fitted carpet, stairs to first floor landing, covings, access to both reception rooms and kitchen.

RECEPTION ROOM: 4.01m x 3.39m (13'2" x 11'1") Double glazed square bay window to front, wood burning stove, fitted carpet, covings, double panel radiator, open to second reception room.

RECEPTION ROOM 2: 3.37m x 2.84m (11'1" x 9'4") Fully fitted carpet, double panel radiator, covings, access to utility area.

KITCHEN/DINING ROOM: 6.93m x 2.61m (22'9" x 8'7") Double glazed door to rear, range of wall and base units, double butler sink with mixer tap, space for free standing range cooker and fridge freezer, access to under stairs storage, terracotta floor, spotlights.

UTILITY AREA: 3.14m x 1.58m (10'4" x 5'2") Glass roof, door to rear, range of base units, integrated washing machine, terracotta floor, access to kitchen and cloakroom.

CLOAKROOM: Low level w.c.

LANDING: Fully fitted carpet, access to first floor bedrooms and bathroom, stairs to second floor landing.

BEDROOM 1: 4.47m x 4.01m (14'8" x 13'2") Double glazed square bay window and double glazed window to front, feature fireplace, fully fitted carpet, double panel radiator, covings.

BEDROOM 2: 3.38m x 2.89m (11'1" x 9'6") Double glazed window to rear, double panel radiator, feature fireplace, fully fitted carpet, covings.

BEDROOM 3: 2.91m x 2.69m (9'7" x 8'10") Double glazed window to rear, fully fitted carpet, double panel radiator.

BATHROOM: 2.46m x 1.69m (8'1" x 5'7") Double glazed window to side, freestanding bath with rain shower over and glass shower screen, pedestal wash hand basin, partly tiled walls and fully tiled floor, heated towel rail, spotlights.

LANDING: Sky light, fully fitted carpet, access to second floor bedrooms and shower room.

BEDROOM 4: 5.34m x 2.75m (17'6" x 9') Velux window to front, and double glazed window to rear, fully fitted carpet, double panel radiator, eaves storage.

BEDROOM 5: 3.50m x 2.58m (11'6" x 8'6") Double glazed window to rear, fully fitted carpet, double panel radiator.

SHOWER ROOM: 2.65m x 1.42m (8'8" x 4'8") Velux window to front, double shower cubicle, wash hand basin, low level w.c., party tiled walls and fully tiled floor, heated towel rail.





Exterior

GARDEN: Decked patio area, laid to lawn, various plants, and shrubs.

Property Features

- Five bedroom Edwardian house
- Quiet residential street
- Two reception rooms
- Spacious kitchen/diner
- Family bathroom and shower room
- Private rear garden
- Utility area
- Original features
- Great location for transport links
- Close to local amenities, parks, and schools
- Total floor area: 144m²= 1,550ft² (guidance only)

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band D (£1,926.27 pa)

EPC Rating: E





Location

While it's easy to hop on the train or DLR at Lewisham station to explore the rest of London, there's plenty in the town itself. There's an indoor shopping centre and a daily street market, a surprising amount of green space and restaurants serving world cuisine.

Families can choose from a wide selection of state primary and secondary schools, as well as some respected independent options.

Blackheath is Lewisham's close neighbour, with fine dining, boutique shops and bustling bars.

Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

(All distances & times are approximates)

**FOR MORE INFORMATION
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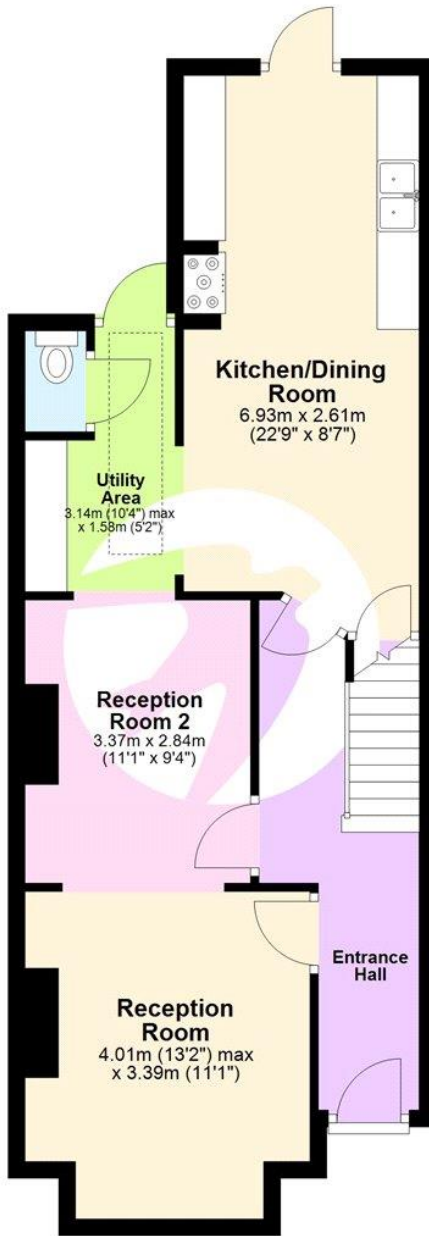
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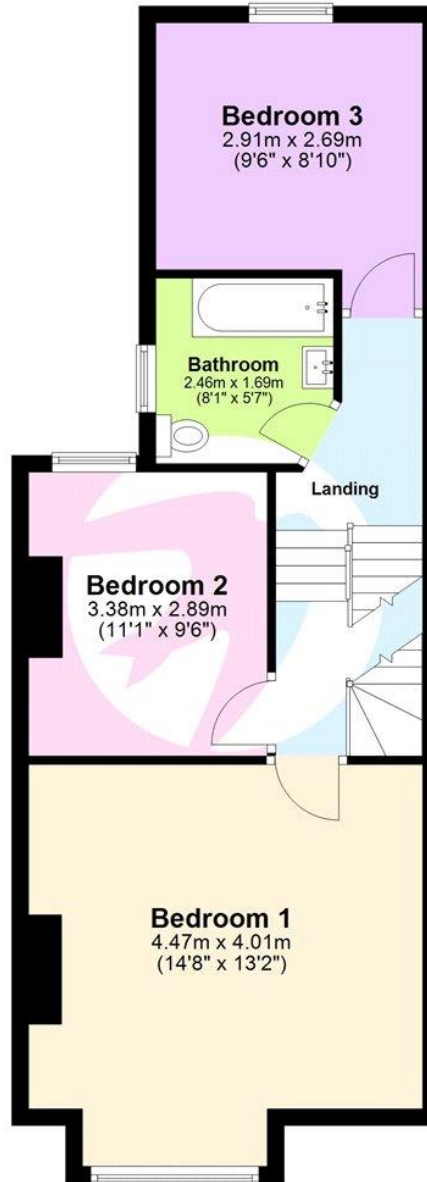
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ROBINSON-JACKSON

Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate. Plan produced using PlanUp.

